NEWTON FALLOWELL

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Key Features

- Semi-Detached Stone Built House
- Two Double Bedrooms
- Air Source Heat Pump
- Cul-de-Sac Location
- Living/Dining Room
- Fitted Kitchen
- Off-Road Parking
- NHBC Warranty
- EPC Rating B
- Freehold

£250,000

Situated in a quiet cul-de-sac in a popular village on the edge of the Vale of Belvoir is this well-presented semi-detached house which has been built with energy efficiency in mind having an air source heat pump. The spacious accommodation comprises in brief, an open plan living/dining area and fully fitted kitchen, landing to two double bedrooms and a family bathroom. Outside to the front is a substantial block paved frontage providing ample off-road parking and gated access to an enclosed rear garden having a paved patio seating area, the majority laid to lawn, an assortment of shrubs and bushes, a summer house and timber panel fencing to the boundaries.

Accessed via the front door with storm porch into the entrance hall, stairs rising to the first floor, store cupboard and door off to a cloakroom WC with a two-piece suite comprising a low flush WC and wash hand basin. The 'L' shaped living/dining room has a window to the rear aspect and French doors leading to the rear garden and the fitted kitchen has a good range of wall and base 'Shaker' style units, complementary work tops, one and a half bowl sink and drainer, integrated hob and oven with splashback and feature extractor hood above, integral washing machine and dishwasher. Stairs rising to the first-floor landing with loft access and doors off to two double bedrooms and a family bathroom with a three-piece white suite, and shower over the bath with shower screen.

There is a driveway providing off-road parking and an enclosed rear garden.
Viewings are highly recommended to appreciate the accommodation on offer.

The property is liable to pay an annual charge to Forest Heath Management Company for the maintenance and upkeep of the common areas within the development. We are advised that the current charge is £240 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

Entrance Hall 2.19m x 5.01m (7'2" x 16'5")

Open Plan Living/Dining 4.16m x 4.77m (13'7" x 15'7")
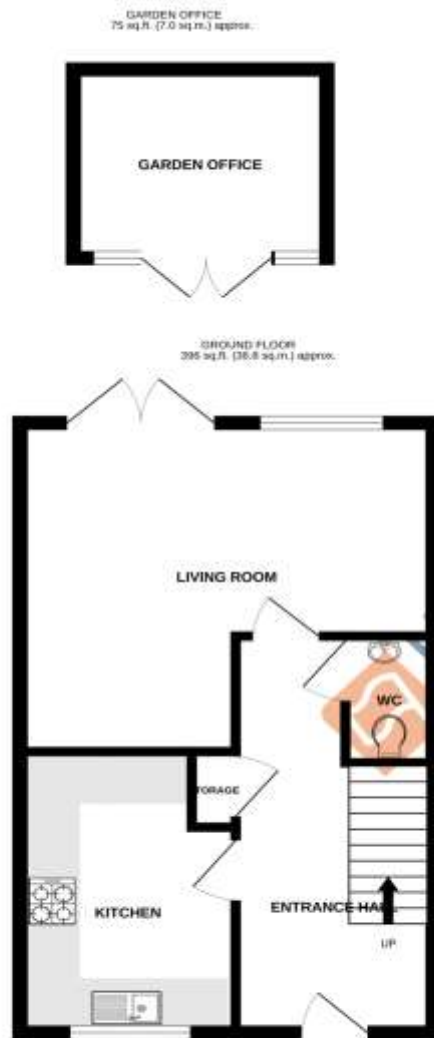
Kitchen 2.45m x 3.56m (8'0" x 11'8")

Cloakroom WC 0.99m x 1.57m (3'2" x 5'2")

First Floor Landing 2.08m x 3.33m (6'10" x 10'11")

Bedroom One 2.91m x 4.76m (9'6" x 15'7")

Bedroom Two 2.59m x 4.74m (8'6" x 15'7")

Bathroom 2.12m x 2.55m (7'0" x 8'5")

GARDEN OFFICE
75 sq.ft. (7.0 sq.m.) approx.

GARDEN OFFICE

GROUND FLOOR
395 sq.ft. (36.6 sq.m.) approx.

LIVING ROOM

WC

STORAGE

KITCHEN

ENTRANCE HALL

UP

1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.

BEDROOM ONE

BATHROOM

DOWN

LANDING

STORAGE

BEDROOM TWO

EPERSON WAY, WALTHAM ON THE WOLDS, LE14 4DQ

TOTAL FLOOR AREA : 867 sq.ft. (80.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:
Local Authority: Melton Borough Council
Council Tax Band: B

AGENTS NOTE:
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:
Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.